

**MINUTES OF THE
HOUSING AUTHORITY OF THE
CITY OF MCKINNEY
BOARD OF COMMISSIONERS MEETING**

The regular meeting of the Board of the McKinney Housing Authority was held on Tuesday May 3, 2011 at 5:20pm.

The Chairman called the meeting to order at 5:21pm. In attendance were the following Commissioners.

Alonzo Tutson

Gretchen Gayowski

Jimmie King

Elinor Williams

Staff in attendance included:

Beth Bentley, Roslyn Miller

Commissioner King gave the invocation.

There were six members of the public in attendance.

The first order of business was to hear comments from the Public. Mr. Rick Johnston requested to speak to the Board. Mr. Johnston advised the Board of issues he has with the McKinney Housing Authority management and staff and certain community partners. Mr. Johnston expressed concerns about the proposed changes to the Public Housing lease. He also expressed his concerns about the partnerships that McKinney Housing Authority has with the church groups, questioning if they paid to use the MHA facilities. The Board addressed the concerns briefly and advised Mr. Johnston that they would follow-up with a response. The next person to request a comment was Mr. Alfred Crammer. Mr. Crammer advised the Board of his frustration with getting assistance. He advised of when he applied, wanted to know why he wasn't on both waiting lists and what the delay was. It was clarified that he was active on the Section 8 wait list based on the list that was open at the time of his application. There were no other comments.

Chairman Tutson called for the next item on the agenda which was to review and adopt the minutes of the regular meeting held on March 22, 2011. A motion was made by Commissioner Williams to accept the minutes as presented. Commissioner King seconded the motion. A vote was taken with the following results.

Ayes: Alonzo Tutson

Gretchen Gayowski

Elinor Williams

Jimmie King

Nays: None

The next item on the agenda was to review and adopt the minutes of the special meeting held on April 5, 2011. The Chairman called for a motion to approve. Commissioner Williams motioned to approve the minutes as presented. Commissioner King seconded the motion. A vote was taken with the following results.

Ayes: Gretchen Gayowski

Elinor Williams

Jimmie King

Alonzo Tutson

Nays: None

The next item on the agenda was to consider/discuss/act on Resident Council report. Commissioner Elinor Williams advised the Board of the Easter Celebration and its success. Commissioner Williams spoke of the numerous comments from residents about how they enjoyed the event. In addition Ms. Williams spoke of her appreciation for Grace Ministries and the volunteers that put on the event. In addition Ms. Williams advised of the upcoming Resident Council elections. Executive Director Beth Bentley acknowledged the tremendous efforts being made by Resident Council President Elinor Williams and thanked her for her service. Chairman Tutson thanked her as well. No action was needed.

The Chairman then called for the next item on the agenda which was to consider/discuss/act on presentation: Bumpas Street Education Center Business Plan. Commissioner Jimmie King introduced Elizabeth Bagger. Ms. Bagger provided a business plan for an education center and summarized her proposal. In addition she advised the Board of her desire to use the Bumpas Street property to house the operation. The Board asked various questions. Ms. Bentley advised the Board that the agency was in contact with HUD to finalize the status of the property. Chairman Tutson advised that the program was near and dear to his heart because of his pro education standing. The Board advised Ms. Bagger to consider partnering with industries in the area.

The next item on the agenda was to consider/discuss/act on monthly financials. Chairman Tutson asked the Board to table the item until the next Board meeting. Commissioner Williams motioned to table the item. Commissioner King seconded the motion. A vote was taken with the following results.

Ayes: Elinor Williams

Jimmie King

Alonzo Tutson

Gretchen Gayowski

Nays: None

The next item on the agenda was to consider/discuss/act on June 30, 2010 Audit. Executive Director Beth Bentley provided the Board with a copy of the audit for review. No action was taken at this time.

Chairman Tutson called for the next item on the agenda which was to consider/discuss/act on June 30, 2011 Audit RFP. (11.07). Executive Director Bentley advised the Board that the agency was requesting to issue a proposal for a new auditor. The Director reminded the Board of the results of the audit process from the previous year and the dissatisfaction with the final submission. The Board made various comments. The Chairman called for a motion to request a RFP for the June 30, 2011 audit. Commissioner Gayowski motioned to approve the request. Commissioner Williams seconded the motion. The board also requested to set a special meeting to review the audit RFPs. A vote was taken with the following results.

Ayes: Jimmie King

Alonzo Tutson

Gretchen Gayowski

Elinor Williams

Nays: None

The next item on the agenda was to consider/discuss/act on Public Housing and Section 8 Program Reporting. Chairman Tutson asked the Board to skip down to item 11d. The item was to consider/discuss/act on opening the MHA Wait List. Director Bentley advised the Board that the agency was requesting to open the Public Housing Wait List for those eligible for one and three bedroom units. After a brief discussion Commissioner Williams motioned to approve to open the Public Housing Wait List on June 1st through August 30, 2011 for the one and three bedroom units. Commissioner Gretchen Gayowski seconded the motion. A vote was taken with the following results.

Ayes: Gretchen Gayowski

Elinor Williams

Jimmie King

Alonzo Tutson

Nays: None

Chairman Tutson called for the next item on the agenda which was to consider/discuss/act on the Public Housing Utility Allowances-2011. Director Bentley advised of the less than 5% decrease in utility amounts and the agency's recommendation to have the allowances to remain as they are through June 30, 2012. Commissioner Williams motioned to approve the item as presented. Commissioner Gayowski seconded the motion. A vote was taken with the following results.

Ayes: Elinor Williams
Jimmie King
Alonzo Tutson
Gretchen Gayowski

Nays: None

The next item to be considered/discussed/acted upon was the Section 8 utility allowances-2011. Again Director Bentley advised of the less than 5% decrease in utility amounts and the agency's recommendation to have the allowances to remain as they are through June 30, 2012 . Commissioner Williams motioned to approve the item and Commissioner Gayowski seconded the motion. A vote was taken with the following results.

Ayes: Jimmie King
Elinor Williams
Alonzo Tutson
Gretchen Gayowski

Nays: None

Chairman Tutson called for the next item on the agenda. The item was to consider/discuss/act on vacancies. Ms. Miller summarized the status of the lease-ups and voucher issuance for the Program department. No action was needed.

The next item on the agenda was the Summer Blitz. Director Bentley advised the Board that they would all receive a copy of the calendar of summer activities. No action was needed.

The next item on the agenda was to consider/discuss/act on Executive Director's report. Director Bentley summarized the following information that was presented to the Board.

Public Housing Assessment System (PHAS) Interim Rule/HUD REAC Financial Training

The Funding Climate

Meeting With David Eisellberg-Congressman Sam Johnson's Aid; NAHRO-"What Home Means to Me" Poster Contest Kicks Off; May 24 Board Meeting – Presentation on the Millennium-McKinney; "Going

Green from the Ground Up”-Mayor Bob Dickson Of Greenburg, KS; Leadership McKinney Class of 2011 graduation-May 18, 6:30pm-Eldorado Country Club; Texas Housing Association Conference-San Antonio-August 8-11, 2011

No action was needed.

The next item on the agenda was to consider/discuss/act on the Chairman’s Report. The Chairman summarized upcoming events for the City and community. The Chairman encouraged participation from everyone. The events included the following.

May 2 meeting with the new City Manager – Mr. Jason Gray; Cinco De Mayo – May 7; Texas Trash-Off May 14th at Old Settler’s Park; City of McKinney Sustainability Meeting; McKinney Brownfield’s Program; May “Get Fit Month”; Election Day

The Chairman encouraged the Board and the community to participate in all of the events. No action was needed.

Finally, the Chairman called for a motion to adjourn. Commissioner King motioned to adjourn the meeting. Commissioner Williams seconded the motion. The meeting adjourned at 7:23pm.

Secretary

Chairman